

Next Right Work: Residential FAR Increase Phase 1: Downtown IOC Extension

Public Hearing

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October 23, 2023



Action

Hold the public hearing on Ordinance No. 6760, and following the public hearing, adopt Ordinance No. 6760



Agenda



Next Right Work



Objective of IOC



IOC Ordinance



IOC/LUCA Process



Next Right Work

- Builds upon Affordable Housing Strategy
- Designed to increase production of market-rate & affordable housing

Tonight's item:

- Increased FAR for Residential
 - **Phase 1: Downtown IOC**
 - Phase 2: Mixed Use Areas (Permanent Code Changes)



City of Bellevue
Affordable Housing Strategy

Approved by City Council
June 5, 2017



Objective of Downtown IOC*

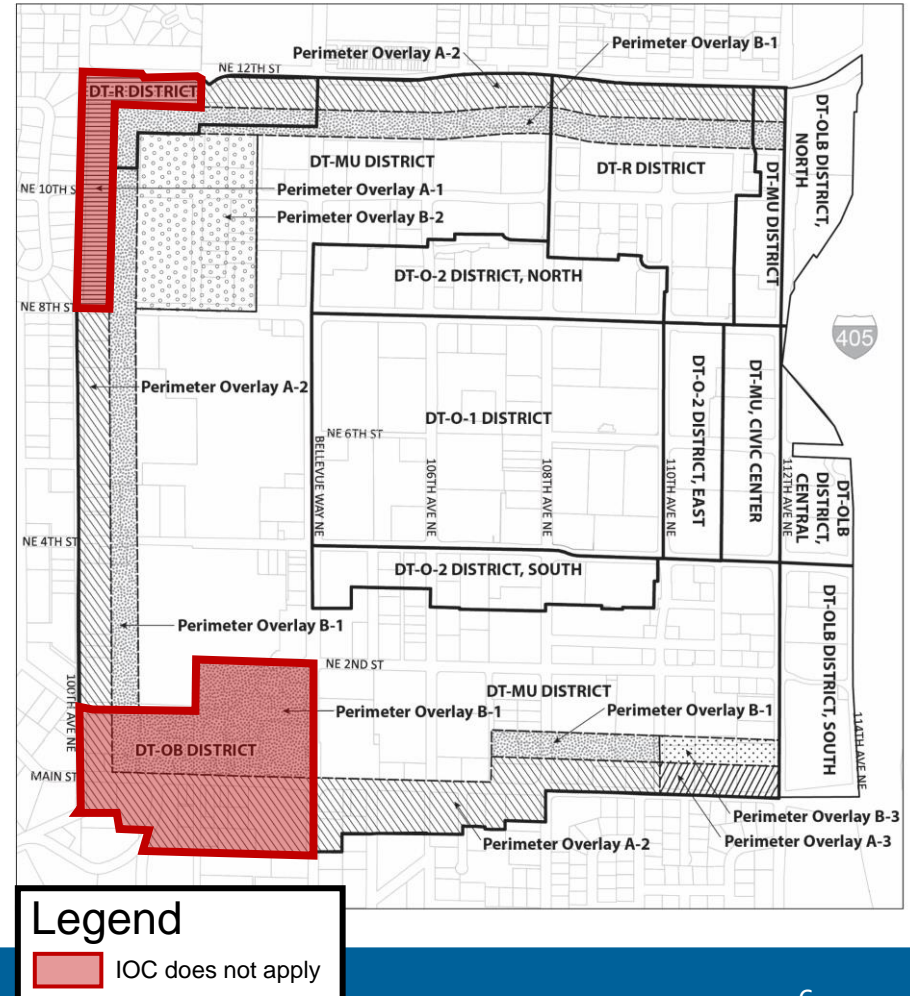
- Quickly respond to application-ready projects
- Test FAR increase and measure against policy objectives
- Encourage residential development
- Increase Affordable Housing production

* IOC expires **Nov 16**



Current Utilization

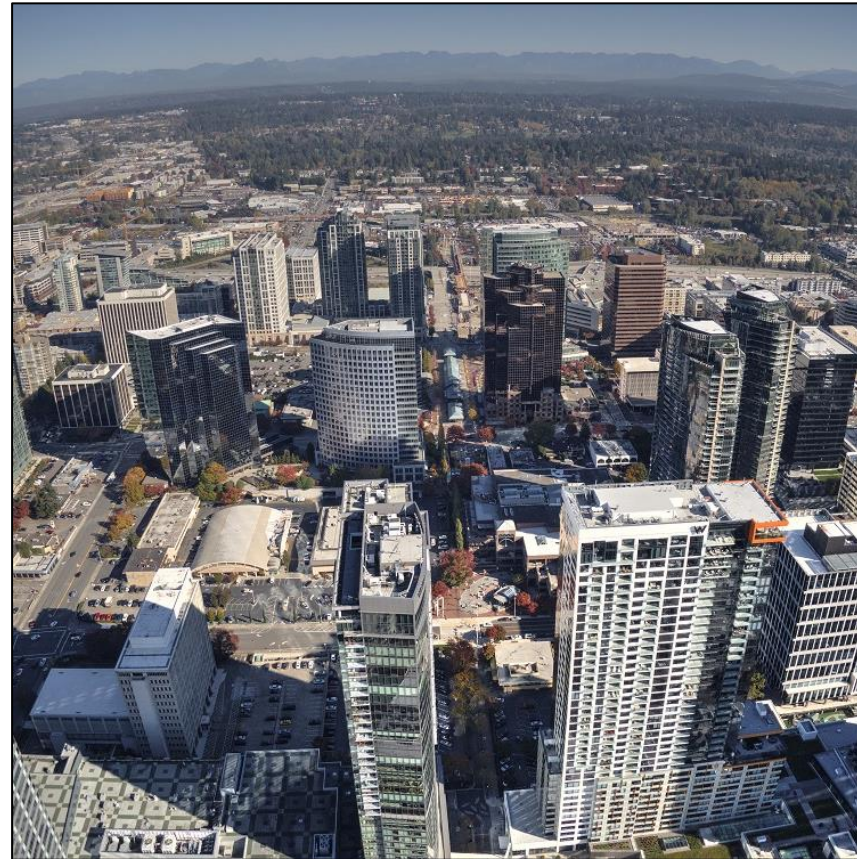
- IOC Adopted **May 8, 2023**
- Applies Downtown, except DT-OB and Perimeter Overlay A-1
- **Four** projects submitted under IOC
- Projects include:
 - **4,750** market-rate units; and
 - **285** affordable units



IOC Ordinance No. 6760

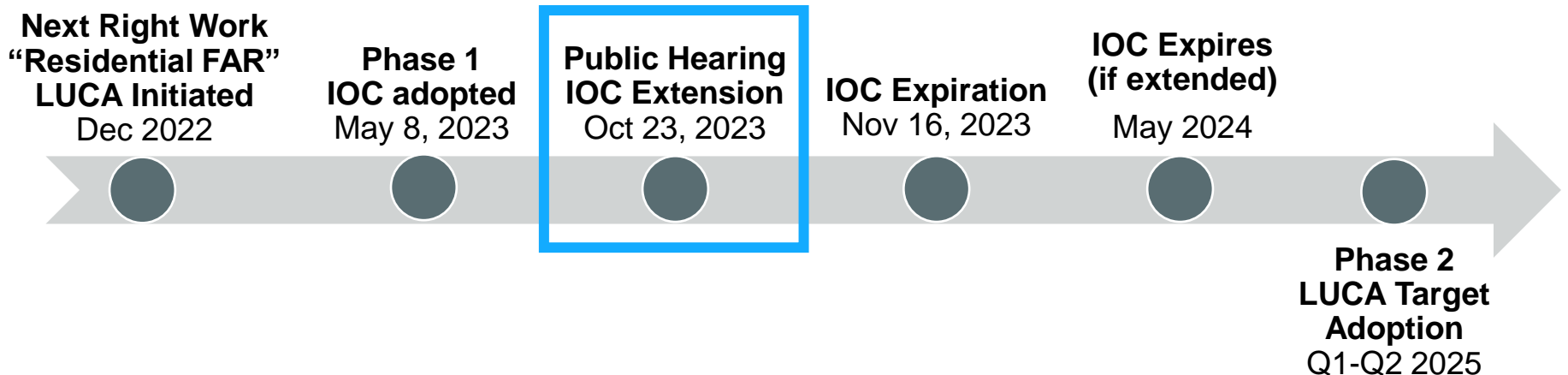
No changes from previous IOC

- Increased FAR exemption
- Development flexibility in Perimeter
 - 25' height increase
 - 15' stepback reduction
 - 5% lot coverage increase
- No minimum parking for Affordable Housing
- “Movement” flexibility for FAR



IOC/LUCA Process

- If extended, IOC expires **May 17, 2024**
- Permanent regulations developed through CPPU and LUCA process
- IOC not permanent or intended to adversely affect Council's ability to adopt LUCA that differs from IOC



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